

AXIOM

HUB 121

Suburban Core Multifamily Opportunity

286 Units | Built 2020

7201 Henneman Way
McKinney, Texas 75070



INVESTMENT HIGHLIGHTS

SUBURBAN LIVE-WORK-PLAY

Craig Ranch is a premier 2,200-acre master-planned community located in McKinney, Texas, one of the fastest growing cities in the U.S. and named the Best Place to Live in America by Money magazine in 2014. What started out as a primarily residential community now has an estimated 5,000 employees (and growing) within the development. Encompassing 163 acres, McKinney Corporate Center within Craig Ranch is home to Independent Financial national headquarters, SRS Distribution national headquarters and McKinney Corporate Center I & II, which comprises approximately 235,000 SF of Class A, multi-tenant office space. Independent Financial's 30-acre corporate campus consists of a six-story 150,000 SF building completed in 2019 and a Phase II 198,000 SF building to be completed in 2022.

UNSURPASSED AMENITIES

Axiom Hub 121 offers residents an exceptional amenity package. The resort-style pool area includes private cabanas, tanning ledge, bocce ball, fire pit and shaded seating areas. The expansive clubhouse overlooking the pool area includes a two-story fitness center, outdoor yoga terrace, clubroom with gaming, tv's and catering kitchen, as well as a business center with oversized workspace and private conference room. Residents also have access to electric car charging stations, a car wash, package lockers, two pet parks and two enclosed pet washing stations.

SUBURBAN WALKABILITY

Axiom Hub 121 offers a great suburban lifestyle with walkability perks typically reserved for urban areas. A few steps from the property is Hub 121, an 85,000 SF entertainment district that includes new restaurants The Elwood, Chop House and Wine a Little, all backing up to an outdoor music pavilion. Serendipity Labs, a recently opened multi-level coworking and flex office space is also part of Hub 121. District 121, adjacent to the property, is a \$250M mixed-use project that is anchored by a 200,000 SF Class A, multi-tenant, eight-story office building slated to open in spring 2022 and 40,000 SF of retail that will house Dallas' favorites Bob's Steak & Chop House, Mi Cocina and The Common Table that are expected to open by May 2023. The development will also feature an 800-space parking garage and an almost one-acre green space called The Commons that will include an event stage and outdoor patio spaces and lawns. The Commons portion of the project received a \$2M grant by the McKinney Community Development Corp.

HIGH-GROWTH 121 CORRIDOR

Approximately 9M SF of Class A office space is currently under development in the McKinney-Allen submarket. The high-growth suburban office market's recent activity is primarily tied to corporate relocation or expansions. Employers expanding in the area attribute the move to an educated, diverse and talented workforce, pro-business municipalities and an excellent quality of life. A thriving economic environment is evidenced by the large-scale mixed-use projects in the immediate area including The Farm, The Avenue, Gateway Crossing, Monarch City and Watters Creek.

OPPORTUNITY TO INCREASE REVENUE

Axiom Hub 121 offers new ownership the ability to significantly increase revenue through minor operational changes. All units at the property have full-size washer/dryer connections, however, only 47 units have property-owned washer/dryer sets included. Implementation of a nominal amenity fee and bulk cable agreement would also greatly impact other income.

MARK-TO-MARKET OPPORTUNITY

Implementation of a revenue management system at Axiom Hub 121 presents ownership with a unique opportunity to realize significant organic rent growth in addition to the 18% submarket rent growth projected for 2022.

EXCELLENT ACCESSIBILITY AND PROXIMITY TO DEMAND DRIVERS

With immediate access to SH-121, US-75 and nearby Dallas North Tollway, residents at Axiom Hub 121 are a short commute to major employment centers and enjoy excellent connectivity throughout DFW.

EXCEPTIONAL NEIGHBORHOOD DEMOGRAPHICS

With an average household income of more than \$140,000 within a three-mile radius and in-place rent of \$1,521, the rent-to-income ratio is well below the standard 30%.

ALLEN ISD

Axiom Hub 121 is located within the A+ rated Allen Independent School District, the #10 Best School District in Texas. All schools attended by residents at Axiom Hub 121 have an A or A+ rating.

INVESTMENT SUMMARY

Price	Priced by Market
Terms	All Cash
Year Built	2020
Total Units	286
Net Rentable Area	230,894 SF
Average Unit Size	807 SF
Average Effective Rent Per Unit	\$1,521
Average Effective Rent Per SF	\$1.88
Occupancy as of March 1, 2022	93.4%

COMMUNITY AMENITIES

- ◆ Expansive Pool Area Includes:
 - ◆ Multi-Tiered Resort-Style Saltwater Pool
 - ◆ Multiple Tanning Ledges
 - ◆ Private Cabanas
 - ◆ Lounge and Dining Areas
 - ◆ Poolside Natural Gas Grills
 - ◆ Bocce Ball Court
 - ◆ Natural Gas Fire Pit
- ◆ Two-Story Luxury Clubhouse Includes:
 - ◆ Sports Lounge with Billiards and Table Shuffleboard
 - ◆ Fitness Center
 - ◆ Spin Studio with Echelon Trainer System
 - ◆ Outdoor Yoga Terrace
 - ◆ Business Center
 - ◆ Co-Working Space with Conference Room
 - ◆ Catering Kitchen and Coffee Bar
- ◆ Courtyard Lounge Area
- ◆ Common Area Wi-Fi
- ◆ Natural Gas Grills
- ◆ Two Pet Parks with Pet Fountains
- ◆ Two Pet Washing Stations
- ◆ Bike Storage
- ◆ Reserved Garage Parking Available
- ◆ Electric Vehicle Charging Stations
- ◆ Car Wash Area
- ◆ Amazon Package Lockers
- ◆ Storage Space Available
- ◆ Controlled Entry Access



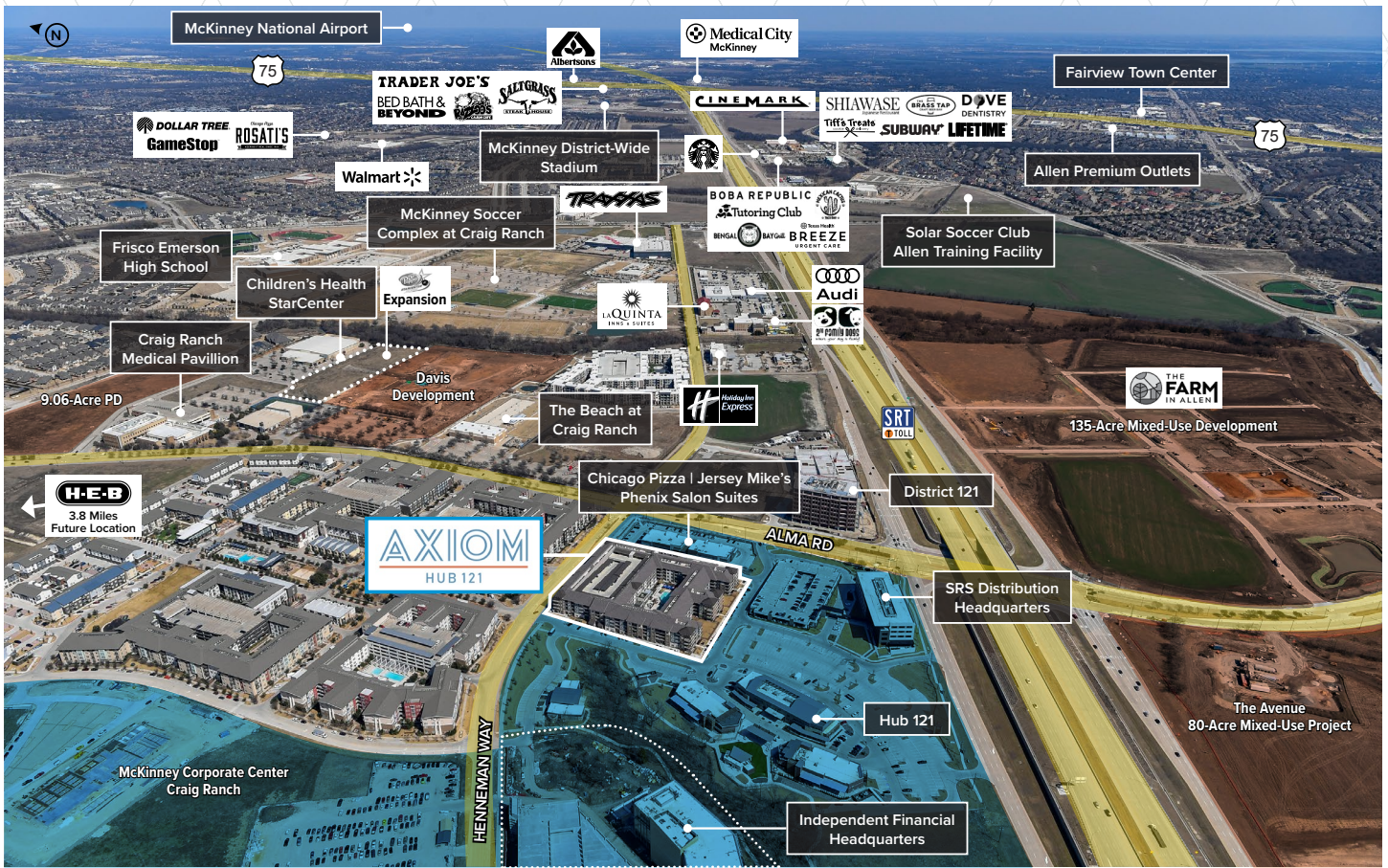
INTERIOR FEATURES

- ◆ Stainless Steel Appliances with French Door Refrigerator and Built-In Microwave
- ◆ Granite Countertops with Undermount Sinks
- ◆ Modern Frameless Cabinetry with Under Cabinet Lighting
- ◆ Glass Tile Kitchen Backsplash*
- ◆ Kitchen Island*
- ◆ Wine Rack
- ◆ Wood-Style Plank Flooring
- ◆ Nine-Foot Ceiling
- ◆ 14- to 20-Foot Ceilings*
- ◆ Light and Dark Color Schemes Available
- ◆ Full-Size Washer & Dryer Connections
- ◆ Built-In Home Workspace*
- ◆ Garden Tub with Oversized Tile Surround*

- ◆ Frameless All-Glass Shower*
- ◆ Dual Sink Vanity*
- ◆ Oversized and Framed Mirror
- ◆ Smart Home System Included
- ◆ Walk-In Closets with Built-In Shelving
- ◆ Two-Inch Blinds
- ◆ Ceiling Fan
- ◆ USB Outlets
- ◆ Patio or Balcony*
- ◆ First Floor Pool Patio*
- ◆ Oversized Patio or Balcony*
- ◆ Dog Park Access*

*In Select Units





UNIT MIX

UNIT DESCRIPTION	UNIT COUNT	UNIT MIX	SF	TOTAL SF	MARKET RENT		MONTHLY RENT	EFFECTIVE RENT		MONTHLY RENT
					PER UNIT	PSF	PER UNIT	PSF	RENT	
Studio 1 Bath	8	2.8%	568 SF	4,544 SF	\$1,253	\$2.21	\$10,022	\$1,115	\$1.96	\$8,922
1 Bed 1 Bath	227	79.4%	715 SF	162,322 SF	\$1,486	\$2.08	\$337,228	\$1,394	\$1.95	\$316,452
2 Bed 2 Bath	51	17.8%	1,255 SF	64,028 SF	\$2,227	\$1.77	\$113,593	\$2,148	\$1.71	\$109,541
Totals Averages	286	100.0%	807 SF	230,894 SF	\$1,611	\$2.00	\$460,843	\$1,521	\$1.88	\$434,915

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